Seattle Department of Construction & Inspections

DESIGN REVIEW

FIRST RECOMMENDATION OF THE SOUTHEAST DESIGN REVIEW BOARD

Record Number:	3026791-LU
Address:	7713 Rainier Avenue South
Applicant:	Michelle Linden, Atelier Drome, LLP
Date of Meeting:	Tuesday, February 26, 2019
Board Members Present:	Charles Romero (Chair) David Bader Jhomar Small
Board Members Absent:	Chris Colley Carey Dagliano
SDCI Staff Present:	Brandon Cummings, Land Use Planner

SITE & VICINITY

Site Zone:	Neighborhood Commercial 2- 40’
Nearby Zones:	(North) NC2-40 (South) NC2-40 (East) NC2-40 (West) LR3
Lot Area:	26,768 sq. ft.

Current Development:
The development site is comprised of four parcels, located at the southwest corner of Rainier Avenue South and S Holden Street. The site is currently vacant.

Surrounding Development and Neighborhood Character:
The development site is located in the Rainier Beach neighborhood, characterized by a mix of small multifamily developments and single-family homes in the immediate vicinity. Commercial activity in this area is located primarily along Rainier Avenue South. In general, the Rainier Beach neighborhood consists of a mix of households and is a community supported by its strong cultural and social institutions.

Access:
The location of the development site makes it easily accessible to vehicles traveling along Rainier Avenue South, a main arterial connecting the neighborhood to other communities and to Downtown. There is no vehicular access to the site available via an alley. Several metro bus stops, primarily located on Rainier Avenue South, S Othello Street, and Martin Luther King Jr. Way, and the Othello light rail station are located within a ¼ mile of the development site and provide access to many areas of the city including Downtown, the University District, the Central District, and the Airport. There is also a strong network of existing sidewalks throughout the neighborhood, connecting the development site to the numerous metro bus stops and light rail station.

Environmentally Critical Areas:
Steep Slope and Liquefaction Prone Environmentally Critical Areas are present on site.

PROJECT DESCRIPTION

The proposal is for a 3-story, 28 unit apartment building with general retail sales and restaurant. Parking for 15 vehicles provided.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE June 27, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported more activity and development at this location which is currently vacant.
- Supported promoting activity along Rainier Avenue South.
- Believed Options 1 and 3 to be most successful, and that Option 2 incorporated too much modulation into the façade. Suggested simple massing moves would be better.
- Supported smaller retail spaces that could accommodate smaller neighborhood businesses.

The following comments from the Seattle Department of Transportation were submitted to SDCI in writing prior to the meeting:

- SDOT supports land use code requirements along S Holden St, including cubs, sidewalk and street trees. Vehicle access, if provided, should be from S Holden St, in accordance with land use code guidelines for neighborhood commercial zones, Vision Zero recommendations, and efficient vehicle and transit operations along Rainier Ave S.

- The site is located adjacent to a recently improved transit stop, and SDOT has plans to continue to improve transit speed and reliability on Rainier Ave S. To facilitate access to transit and to create a more welcoming pedestrian area, SDOT recommends 8' wide sidewalks along Rainier Ave S. This is voluntary.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing and Façade Composition**: The Board discussed the three massing alternatives, which were similar in how the structure was located on the development site, creating a strong street edge along Rainier Avenue South. There were concerns about the linear nature of the three options, the lack of strong vertical elements to break up the façades, and the lack of a massing alternative showing a different approach to site development. Also discussed in detail were the lack of articulation and breaks in the massing of the structure and how the long façade impacts the residents to the west. **(CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices)**

a. The Board was very concerned with the perceived massing of the structure and recommended incorporating additional modulation and secondary architectural elements in the development of the east and west façades to further break down the massing to an appropriate scale. **(DC2-A-2. Reducing Perceived Mass, DC2-C. Secondary Architectural Features)**

b. The Board recommended incorporating the use of strong vertical elements in the design of the façade to complement the horizontal nature of the proposed structure. The Board suggested this could be accomplished through the use of modulation to increase the perceived height of the structures without increasing the floor area. **(DC2-B-1. Façade Composition)**

c. The Board was concerned with the treatment of all façades and the blank wall condition facing the residential zone. The Board recommend exploring a design where there is activation on both sides of the building as the west façade will be prominent to the neighborhood and those traveling to the site by car. **(PL3-C-1. Porous Edge, PL3-C-2. Visibility, DC2-B-2. Blank Walls)**

d. The Board supported the notion that the urban edge created by location the massing primarily along Rainier Avenue South could serve as a precedent for subsequent development in the area. The Board considered public comment and supported the added verticality of the sawtooth roof form and setback of the retail spaces shown in Option 1 and the larger corner gesture as shown in Option 3. The Board recommended a massing alternative is provided that incorporates these elements and continues to develop them further. **(CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites**, **CS3-A-4. Evolving Neighborhoods)**

2. **Impact on Adjacent Properties:** The Board was very concerned with the visual impact and layout of the parking area, citing the lack of an adequate buffer between the cars and the adjacent property. The Board recommended reconfiguring the parking and incorporate screening elements to minimize its impact on the adjacent properties. **(DC1-B-1. Access Location and Design, DC1-C-2. Visual Impacts)**

3. **Street Level Engagement**:

a. The Board agreed with public comment and was concerned with the depth of the retail spaces presented in the massing options and recommended developing a design that allows these spaces to actively engage with the street and strengthen the pedestrian experience, and serve as placemaking opportunities. **(CS1-B-2. Daylight and Shading, CS2-B-2. Connection to the Street, DC1-A. Arrangement of Interior Uses, CS2-A-1. Sense of Place)**

b. The Board was concerned with pedestrian activity throughout the site and supported the use of a viable pedestrian connection through the structure connecting the parking area to the west of the site to the primary commercial entries along Rainier

Avenue South. The Board suggested the lobby as shown could be expanded to achieve this activated space. **(PL1-B-1. Pedestrian Infrastructure)**

4. **Landscaping and Open Space**: The Board was concerned with the lack of landscaping and open space throughout the development site as shown and recommended a design that maximizes the open space as currently proposed and encourages a connection to the community. The Board also suggested utilizing landscaping and open areas to activate the edges of the structure which allow for placemaking opportunities. **(CS2-A-1. Sense of Place, CS2-B-3. Character of Open Space, PL1-A-1. Enhancing Open Space)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **FIRST** Early Design Guidance no departures were requested.

SECOND EARLY DESIGN GUIDANCE November 28, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the proposed size and scale of the building and felt the setback at the ground floor helped break up the façade.
- Preferred the expressive nature of the rooflines of Options 1 and 2.
- Supported the use of brick in the neighborhood.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Massing and Façade Composition**: The Board supported the design evolution of the three massing alternatives, which incorporate a ground floor setback and some variation of the sawtooth form as presented in the first EDG meeting. Concerns about the linear nature of the options and the lack of strong vertical elements to break up the façades were addressed in the new alternatives and also supported by the Board. There were concerns about the uninterrupted roofline proposed in Option 3, which only shows a singular sawtooth expression at the corner of S Holden Street and Rainier Avenue South. However, the Board supports the massing modulation and façade articulation as shown and recommends the applicant move forward in the development of this alternative. **(CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, CS2-D-4. Massing Choices)**

    a. The Board supported how the sawtooth form translated to the ground floor to break down the scale to common retail sizes. The Board also supported the opportunity for further engagement with the street provided by setback at the ground level and how it contrasts with the massing at the corner which is located closer to the property line. **(CS2-B-2. Connection to the Street, CS2-C-1. Corner Sites)**

    b. The Board was concerned with the linear roofline of Option 3 which they believed lacked the dynamic quality of the sawtooth roofline shown in Options 1 and 2. The Board recommended carrying the expression of the ground floor vertically to interrupt the roofline to further break down the massing to an appropriate scale. **(DC2-A-2. Reducing Perceived Mass)**

    c. The Board supported the design evolution of the east and west façades but remained concerned with the treatment of the west façade at the ground floor. The Board recommend exploring a design where there is activation on both sides of the building eliminating the blank wall condition and requested graphics showing this design and the next meeting. **(PL3-C-2. Visibility, DC2-B-1. Façade Composition, DC2-B-2. Blank Walls)**

    d. The Board recommended rearranging the trash and bicycle room, dividing both spaces vertically to improve access to the trash room from the commercial spaces. The Board also recommended incorporating a high level of transparency in the design of the bike room to complement the transparency of the residential lobby at the opposite end of the structure. **(PL3-C-1. Porous Edge, DC1-C-4. Service Uses)**

    e. Materials. Echoing public comment, the Board recommended the applicant look to neighboring context in the selection of materials for the proposal. The Board also recommended a different exterior finish/material treatment to accentuate the massing at the corner of S Holden Street and Rainier Avenue South. **(CS2-C-1. Corner Sites, DC4-A. Exterior Elements and Finishes)**

2. **Residential Lobby:** The Board supported the proposed location of the residential lobby which provides a comfortable pedestrian experience being located away from Rainier Avenue South. The Board recommended a high level of transparency is incorporated into the design of the lobby and to consider the relationship to the adjacent open space and how it could potentially impact the design as well. The Board would support a through connection to provide access from Rainier Avenue South but doesn't believe it to be essential to the success of this space. **(PL3-A-2. Common Entries, PL2-B-3. Street-Level Transparency)**

3. **Landscaping and Open Space**:

    a. The Board was concerned with the design of the landscaped open space adjacent to the residential lobby as currently proposed. While discussing the character of this space, the Board suggested this space serve as an extension of the residential lobby and also serve as a wayfinding element for the entry. The Board also recommended incorporating some form of buffer between this space and the drive way. **(CS2-B-3. Character of Open Space, PL2-D-1. Design as Wayfinding, DC3-A-1. Interior/Exterior Fit)**

    b. Vehicular Use and Access. The Board supported the redesign of the landscaping in conjunction with the layout of the parking area to provide an adequate buffer between the cars and the adjacent property. The Board recommended these landscaped areas incorporate screening elements (including vertical vegetation) to minimize its impact on the adjacent properties. **(DC1-B-1. Access Location and Design, DC1-C-2. Visual Impacts)**

    c. The Board recommended the landscaped open areas around the parking be used as residential amenity areas and not just a buffer. The Board suggested these areas be programmed, and include different landscaping and hardscape materials. **(PL1-A-1. Enhancing Open Space, DC3-B-1. Meeting User Needs, DC4-D. Trees, Landscape, and Hardscape Materials)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the **SECOND** Early Design Guidance no departures were requested.

FIRST RECOMMENDATION February 26, 2019

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with the amount of parking provided and the potential for traffic to be interrupted due to ride share pickups and drop offs.
- Concerned with the application of the material palette as proposed.
- Concerned with the scale of the project as experienced at the ground level. Supported the introduction of horizontal elements or design language to break the massing down to a more appropriate scale.

No written comments were received prior to this meeting.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: http://web6.seattle.gov/dpd/edms/

PRELIMINARY RECOMMENDATIONS & CONDITIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following design recommendations.

1. **Massing and Façade Composition:** The Board supported the project response to the guidance provided during the Early Design Guidance (EDG) phase concerning the building massing. As detailed below, the Board recommended approval of the proposed ground level setback along Rainier Avenue South to allow for spillover activity from the commercial uses and improve the pedestrian experience. However, the Board was concerned with the proposed façade composition, material application, and the relationship between the design of the ground level and upper level massing. **(CS2-B-2. Connection to the Street, DC2-B-1. Façade Composition)**

    a. The Board was concerned with the ability of the sawtooth form to break up the perceived façade length at the ground level and recommended the use of signage to help break up the space. The Board requested the applicant provide enlarged views of these ground level spaces and to establish the design parameters that will help

define the spaces while allowing each to develop a unique quality. **(CS2-C-3. Full Block Sites, PL1-B-3. Pedestrian Amenities)**

b. Regarding the proposed façade composition and material application, the Board was concerned with the relationship between the upper level massing and ground level but supported the decision to not undermine the functionality of the storefront system by incorporating a solid wall facing Rainier Avenue South. The Board recommended tying the design of the storefront system to the design of the soffit to strengthen the relationship between the ground level and upper level massing. The Board also indicated they would support the use of wood and recessed lighting in the soffit. **(DC2-B-1. Façade Composition)**

c. The Board supported the articulation of the street facing façade, application of the woodtone material in the recessed areas, and the color change at the corner massing. The Board was concerned with the lack of contrast between the *Earthly Russet* color fiber cement panel and the woodtone siding and recommended a more strategic approach to the color selection and application of the materials to provide further distinction for these articulated elements. **(DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)**

d. The Board recommended approval of the treatment of the blank wall conditions which utilizes fiber cement panels of different colors and sizes to help break down the scale. **(DC2-B-2. Blank Walls)**

e. The Board recommended further differentiation of the corner massing when compared to the rest of the building and suggested this may be accomplished by incorporating a different glazing and/or architectural expression at the ground level. **(CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites)**

2. **Access to Bicycle Parking:** The Board was concerned with the design of the bike storage room as proposed, which is solely accessible from the residential lobby. The Board recommended exterior access to the bike storage room be provided in addition to providing bike parking, integrated into the design of the breakout spaces along rainier Avenue South. **(DC1-B-2. Facilities for Alternative Transportation)**

3. **Primary Residential Entry**: The Board was concerned with the overall visibility of the primary residential entry and recommended increasing the lighting in the area to help mark the entry. **(PL3-A. Entries, DC1-A-1. Visibility)**

4. **Landscaping/Amenity Areas**: The Board recommended approval of the generous landscaping provided at the southwest corner of the site and the use of green screen to buffer the vehicular traffic from the adjacent property. The Board recommended integrating lighting in the landscaped areas to increase safety and aid in wayfinding throughout the site. **(CS2-D-5. Respect for Adjacent Sites, PL2-B-2. Lighting for Safety, PL2-D-1. Design as Wayfinding)**

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure.

At the time of the Recommendation, the following departure was requested:

1. **Non-Residential Street-Level Requirements (SMC 23.47A.008.B):** The Code requires non-residential uses at street level shall have a floor-to-floor height of at least 13 feet. The applicant is requesting a 2'-7" reduction from this minimum height, proposing a 10'-5" ground floor height to accommodate the sloping sidewalk and allow for the retail space to be located at grade.

   The Board indicated preliminary approval for this departure and indicated support for a 2'-7" reduction of the floor-to-floor height for non-residential uses along S Holden Street. The Board acknowledged that this departure allowed for the micro-commercial space to be located at grade and eliminated the need for an accessible ramp that would minimize the useable square footage. **(CS2-B-2. Connection to the Street)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the FIRST RECOMMENDATION meeting, the Board recommended the project return for another meeting in response to the guidance provided.